

Industrial

Park Royal House, Valletta Street, Hull, HU9 5NP



To Let

- Warehouse/Factory space of 2,994 sq m (32,227 sq ft) approx
- Two storey office space of 564 sq m (6,071 sq ft)
- Total site area of 3.2 acres
- Dock Loading facilities
- Excellent access to Hull Docks
- Part of racked warehouse

The Hesslewood Estate | Ferriby Road | Hessle | Hull | HU13 0LG
01482 648888 pph-commercial.co.uk

Ben Medhurst | 01482 626910
ben.medhurst@pph-commercial.co.uk

Ben Cooper | 01482 626912
ben.cooper@pph-commercial.co.uk

Chartered Surveyors & Commercial Property Consultants

Park Royal House, Valletta Street

Hull HU9 5NP



Location

The property is situated on the end of Valletta Street which has direct access on to Hedon Road (A1033), in a predominantly industrial area, located 3 miles east of Hull City Centre.

Occupiers in this part of East Hull can take full advantage of the excellent road communication links that Hedon Road provides giving direct access to the city centre and national motorway network via the A63.



Description

The property is a detached single storey warehouse/factory unit, constructed on a steel portal frame with brick and blockwork walls with profile insulated sheet cladding to the walls and roof. The property has a minimum eaves height of 5m and benefits from sodium high bay lighting, loading dock facility comprehensive CCTV system thermostatically controlled ambient temperature system, fire alarm and racking to approximately 70% of the warehouse floor space.

There is an adjoining two storey office block which benefits from central heating, air conditioning, a range of staff facilities and good quality office accommodation arranged over two floors.

Externally the property is fenced and gated with circulation space and service yards externally and private car parking and a separate security cabin adjacent to the entrance. Previously the property has been used for the storage of pharmaceutical products.

Accommodation

The accommodation briefly comprises (all areas are measured gross internal):

Warehouse/Factory		
Bay 1	1,665 sq m	(17,922 sq ft)
Bay 2	999 sq m	(10,753 sq ft)
Loading bay	330 sq m	(3,552 sq ft)
Offices		
Ground Floor	280 sq m	(3,013 sq ft)
First Floor	284 sq m	(3,057 sq ft)
Total	3,558 sq m	(38,298 sq ft)

Terms

The property is available to let on the following terms and conditions and subject to formal lease.

Rent

£90,000 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance by bank standing order.

Lease Term

By negotiation.

Repairs

The tenant will be responsible for all repairs and decorations to the premises, together with the reimbursement of the building insurance premium.

Business Rates

Enquiries with the local authority reveal that the property currently has the rateable value of £88,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the local authority directly.

Energy Performance Certificate (EPC)

The property has an EPC rating of D. A copy of the Certificate and Recommendation Report is available on request.

VAT

The property is VAT registered.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

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For further information and viewing

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